

City of Miami Springs
Building Department
Fee Schedule



A> BUILDING PERMIT FEES:

(1) General maintenance and repairs. Refer to City Code Section 151.04 (H).

(2) Upfront processing fee. When the building permit is received, the applicant shall pay an "upfront" processing fee equal to three dollars (\$3.00) for each one hundred (100) square feet, or fractional part thereof, or three dollars (\$3.00) for each one thousand dollars (\$1,000.00) of estimated valuation, or fractional part thereof. This processing fee is not refundable but shall be credited towards the final building permit fee.

(3) Structural processing fee. When a building permit application requires review by the structural plans processor, a non-refundable fee of seventy five dollars (\$75.00) shall be added to the upfront fee on residential permits. Commercial permits shall be charged one hundred and twenty five dollars (\$125). Subsequent reviews required shall be charged at the same rates per review and shall be added to the total permit fee. Special reviews or reviews that require extra time shall be charged at a per hour rate for the Structural Engineer.

(4) General, New Construction or Additions. The permit fee for general or new construction shall be as follows:

a. New residences, duplexes, hotels, apartments and additions:

1. Per \$1.00 of estimated cost or fractional part....\$0.02 (estimated cost shall be established by the Building Official using the "R.S. Means Building Construction Cost Data" manual)
2. Minimum fee: **\$100.00**

b. Office buildings and store buildings (shell only), tenant improvements, interior alterations, parking garages, warehouses with minimum office space, swimming pools:

1. Per \$1.00 of estimated cost or fractional part....\$0.02 (estimated cost shall be established by the Building Official using the "R.S. Means Building Construction Cost Data" manual)
2. Minimum fee: **\$100.00**

c. Concrete patios, wood decks, driveways, concrete steps, walkways, screen enclosures, parking lots, tennis courts and landscaping (residential or business):

1. Minimum fee: **\$100.00**
2. \$0.15 per sq. ft. or fractional part thereof

d. Awnings, canopies, window, shutters, gates, wrought iron grills, doors and garage doors (residential or business):

1. Minimum fee: **\$100.00**
2. \$3.50 per each item or fractional part thereof

e. Roof and roof repairs, general repairs over \$300.00 (residential or business):

1. Minimum fee: **\$100.00**
2. \$0.10 per sq. ft. or fractional part thereof

f. Air conditioning screens, aluminum fences, wood fences (residential or business):

1. Minimum fee: **\$100.00**
2. \$0.65 per LF or fractional part thereof

g. Masonry fences, wrought iron fences, retaining walls, railings (residential or business):

1. Minimum fee: **\$100.00**
2. \$0.85 per LF or fractional part thereof

h. Chain link fences (residential or business):

1. Minimum fee: **\$100.00**
2. \$0.30 per LF or fractional part thereof

I. Signs:

1. Minimum fee: **\$100.00**
 2. \$2.00 per sq. ft. or fractional part thereof
- Contractor Signs: \$20.00**

J. Housing and building moving:

1. Per building or structure: **\$100.00**
2. For each 100 sq. ft. or fractional part thereof: \$10.00

K. Demolition (residential or business):

1. Minimum fee: \$100.00
 2. \$0.05 per sq. ft. or fractional part thereof
- L. Utility sheds

1. Per building or structure: **\$100.00**

M. Alteration or repair (residential or business):

1. Minimum fee: **\$100.00**
2. Per \$1000.00 of value or fractional part thereof: \$30.00

(5) Valuation. The method of determining minimum valuation on which permits are based as covered above shall be established by the building director in conjunction with the Dade County Office of Code Compliance.

(6) Miscellaneous fees. The City shall charge and collect the following fees for re-inspection, double permits, lost plans, revised plans, and second re-inspection fees, to wit:

a. **Re-inspection fees.** Refer to Code Section 151.06(B)(1).

b. **Double fees.** Refer to City Code Section 151.06(A).

c. **Lost plan fee.** When plans for new buildings and additions are lost by the owner or the contractor, a recertification will be required to review, stamp, and approve a new set of plans as a field copy. The fee shall be thirty (30) percent of the original building permit fee up to a maximum of five hundred dollars (\$500.00). The lost plan fee shall never be lower than fifty dollars **(\$50.00)**.

f. **Extension of expired permits.** A fee of one hundred dollars **(\$100.00)** shall be paid by the permit holder who submits a written request for a permit extension as authorized under Section 304.3(b) of the South Florida Building Code.

g. **Shop drawing review.** A fee of seventeen dollars and fifty cents (\$17.50) per sheet shall be charged for reviewing shop drawings.

h. **Certificate of occupancy and certificate of completion.** One hundred dollars (\$100.00) each.

i. **Temporary certificate of occupancy and temporary certificate of completion.** Sixty-five dollars (\$65.00) each. Failure to renew temporary certificate of occupancy or temporary certificate of completion (\$100.00).

J. **Permit card replacement** shall carry a fee of thirty dollars (\$30.00).

K. Change of contractor. The fee for a change of contractor shall be thirty (30) percent of the original permit fee.

L. Forty year certification fee. For every application for forty year certification under section 104.9, South Florida Building Code, there shall be paid to the City, for the processing of each application, a fee of two hundred fifty dollars (\$250.00). For every application for subsequent recertification at ten year intervals thereafter, there shall be paid to the City, for the processing of each application, a fee of one hundred dollars (\$100.00).

M. Courtesy inspection fee. When a homeowner requests that a courtesy inspection be performed by a code enforcement officer in order to establish if any City Code violations exist, and a written report is prepared, a fee of one hundred dollars (**\$100.00**) shall be paid to the City.

N. Change of use and occupational license inspection. Whenever a new occupational license or new occupancy is applied for, a fee of one hundred dollars (**\$100.00**) shall be paid to the City for inspection of the premises prior to the issuance of said license. This fee is non refundable and does not apply towards the licensing fee.

O. A fee of twenty-five dollars (\$25.00) shall be charged for the preparation and submission of any **letters requested** by any citizen or third party regarding any building information on any property in the city.

P. A fee of fifty cents (.50) per \$1,000 job cost, or fractional value of work to be done as has been mandated by Dade County Code Compliance Office under County ordinance 91-74. This **code compliance fee** shall be in addition to any other fees and costs that may be payable as a condition of obtaining a permit, and shall be non-refundable.

Q. A fee of one cent (.01) per square foot shall be paid to the City for the purpose of **Radon Surcharge** as mandated by the State of Florida Department of Business Regulation and the Department of Health and Rehabilitation Services under Florida Administrative Code Section 468.631 and Section 10D-91.1314, respectively, in addition to any other fees and costs that may be payable as a condition of obtaining a permit, and shall be non-refundable.

R. Construction completion bond in the amount of \$250.00 shall be assessed on every permit which is valued in excess of \$2500.00. This bond will be refunded upon the approval of the final inspection or upon the issuance of a certificate of completion or certificate of occupancy.

S. Special Project Fees. The Building Official or designee has the authority to invoice for reimbursement of actual costs on projects requiring services not provided for in the current fee schedule. The invoice will be based on estimated time needed for the project times the current hourly rate of the Building Official or his designee.

(7) Refunds. The refunding of any permit fees shall be as follows:

- a. There shall be no permit fees refunded for completed permitted work.
- b. The Building Director may recommend the refund of 70% of all refundable permit fees so long as no work has commenced within 90 days of permitting and no permits have been voided. However, the fee collected for the examination of plans and specifications shall not be refundable.
- c. If at any time a permit is canceled for any reason, at such time as a new permit is requested, a complete processing of plans and permit fee shall be required to include reviews by all required trades and applicable boards.

B> ELECTRICAL PERMIT FEES:

(1) Minimum fee.	\$100.00
a. Temporary service for testing purposes, construction (plus fees listed below for 101 amps & over)	50.00
b. Service repair and/or meter change (adding 3rd phase)	40.00
c. Temporary for testing, for a period of 30 days	40.00
d. Renewal, for additional 30 days	40.00
e. Signs (each)	40.00

(2) Services. In addition to the foregoing the following fees shall be charged for each service and each feeder (feed rail):

a. 100 amps and under	30.00
b. 101 amps thru 200 amps	35.00
c. 201 amps thru 400 amps	40.00
d. 401 amps thru 600 amps	50.00
e. 601 amps thru 800 amps	55.00
f. For each 100 amps over 800 amps	5.00

(3) Switchboards. Fees are the same as the fees under “services” computed on amps, as set forth in (2) above.

(4) Rough wiring outlets. (light, receptacle, switch, sign and also telephone and other low voltage outlets):

a. 1-10 outlets	20.00
b. Each additional outlet	2.00
(5) Low voltage systems. Items listed below but, not limited to:	
a. Burglar alarms, television systems, fire alarm or intercom systems, each	30.00
Each device	2.00
b. Fire alarm and/or fire pump test, per hour	50.00
(6) Equipment outlets or permanent connections:	
a. Air conditioners, window and through wall units	10.00
b. Compactor	10.00
c. Deep freezer	10.00
d. Dishwasher	10.00
e. Dryer	10.00
f. Fan	10.00
g. Garbage disposal	10.00
h. Heat recovery	10.00
i. Oven	10.00
j. Range/range top	10.00
k. Refrigerator (domestic)	10.00
l. Refrigerator (commercial per HP, see motor schedule)	10.00
m. Space heater	10.00
n. Time clock	10.00
o. Washing machine	10.00
p. Water heater-boiler (electrical)	10.00
(7) Air conditioners, central, per ton	7.00
(8) Clear violations inspection, new tenants	50.00
(9) Motors:	
a. Up to 5 HP	10.00
b. 5 HP - 10 HP	30.00
c. Over 10 HP (additional per HP)	2.00
(10) Generators, transformers, commercial heating equipment and strip heaters:	
a. Up to 5 KW	10.00
b. Up to 10 KW	16.00

c. 10 KW - 25 KW, each	30.00
d. Over 25 KW, each	50.00
e. Transformers for X-rays	18.00
(11) Welding machine outlets:	
a. Up to 50 amps	20.00
b. Each additional 50 amps or fraction thereof	10.00
(12) Special purpose outlets, commercial: Popcorn, doughnut, drink machines; coin-music machines; toasters; coffee urns; espresso machines; deep fryers; telephone booths; refrigerator display cases; etc., each	20.00
(13) Temporary work on circuses, carnivals, outdoor events...	
Minimum Fee	150.00
(14) Fixtures:	
a. Lights:	
1. 1 - 10 sockets	10.00
2. 1 - 10 fluorescent tubes	10.00
b. Each additional	1.00
c. Lighting fixture "heads", each	7.00
d. Flood lights or light standards, each	10.00
e. Parking lot lights, mercury vapor or quartz, charge per light	10.00
(15) Plugmold and strip lighting:	
a. First 10 feet or fractional part thereof	25.00
b. Each 5 feet or fractional part thereafter	3.00
(16) Minimum permit fee including repair work not elsewhere classified	100.00
(17) Satellite Antenna grounding	50.00
(18) Demolitions; removal of electrical circuits, per floor	35.00
(19) Swimming pools, spas and hot tubs:	
a. Residential	100.00
b. Commercial	100.00
c. Residential pool & spa combination	100.00

C> PLUMBING PERMIT FEES

(1) Residential/commercial (new construction, additions, alterations). Minimum fee.	100.00
a. Rough and set at seven dollars (\$7.00) rough-in, seven dollars (\$7.00) set on each fixture listed below if part of the same permit application. Including, but not limited to, bath tub, bidet, dishwasher, disposal, drinking fountain, floor drain, lavatory, laundry tray, clothes washer, shower, sink, urinal, water closet indirect wastes, icemaker, and water heater.	
b. Items not covered under minimum fee schedule shall be priced at a minimum per-unit or fixture rate of fourteen dollars (\$14.00) [seven dollars (\$7.00) rough-in, seven dollars (\$7.00) set].	
(2) Water treatment plants, sewage treatment plants and lift stations.	
a. First \$1,000.00 value or fractional part thereof	75.00
b. Each additional \$1,000.00 value or fractional part thereof	25.00
(3) Natural gas and liquefied petroleum rough and set at seven dollars (\$7.00) rough-in, seven dollars (\$7.00) set on each fixture if part of the same permit application. (See minimum fee above.)	
(4) Grease trap	35.00
(5) Interceptor	35.00
(6) Wells	35.00
(7) Sewer connection	35.00
(8) Water service	35.00
(9) Sewer capping	35.00
(10) Septic tank	50.00
(11) Soakage pit	35.00

(12) Catch basin	25.00
(13) Interceptor-grease-oil	35.00
(14) Solar water heaters, installation or repair	35.00
(15) Heat recovery systems	35.00
(16) Pool piping	35.00
17) Drain field	35.00
(18) Pump and abandon septic tank	35.00
(19) Roof drains & area drains	35.00
(20) Lawn Sprinkler System	35.00
(21) Backflow prevention device	
Up to 2" (inches)	35.00
Over 2" (inches)	50.00
(22) Fire Sprinklers	
Each Siamese	25.00
Each Post Indicator Valve	25.00
Each Roof Manifold	25.00
Each Fire Pump	35.00
Each Sprinkler Head	0.75
Connection to municipal water supply	25.00

D> MECHANICAL PERMIT FEES:

The building department shall charge and collect for mechanical permits at the following rate:

(1) Air conditioning and refrigeration:

a. Minimum fee	100.00
b. per ton or fractional part of ton	12.00

(2) Condensate drains:

a. First	12.00
b. Each additional	5.00
(3) Heating units:	
a. First 5 units, each unit	25.00
b. Each unit thereafter	15.00
c. Each and every unit capable of heating; furnaces and heating equipment, including commercial dryers, ovens, other fired objects not elsewhere classified. Includes all component parts of the system except fuel and electric lines.	
1. For the first 200,000 BTU or fractional part	35.00
2. For each additional 100,000 BTU or fractional part	20.00
3. Ductwork:	
a) first \$1,000.00 value	35.00
b) each additional \$1,000.00 value or fractional part thereof	12.00
(4) All spray booths:	
a. For the first 300 sq. feet or fractional part thereof	200.00
b. each additional 100 sq. feet or fractional part thereof	100.00
(5) Boilers and pressure vessels:	
a. Rated capacity first 200,000 BTU	100.00
b. Each additional 100,000 BTU's (Tons = BTU's divided by 12,000)	20.00
c. Steam boilers, each	100.00
d. Hot water boilers (same), each	100.00
e. Miniature boilers (same), each	50.00
f. Steam driven prime movers, each	50.00
g. Steam actuated machinery, each	15.00
h. Unfired pressure vessels; operating at pressures in excess of 60 psi and having a volume of more than 5 cu. ft.	40.00
I. Fee for periodic inspections of steam boiler (semi-annual, internal and external):	
1. Semiannual internal inspection	30.00
2. Semiannual external inspection	50.00
3. Hot water boilers, annual	50.00

4. Unfired pressure vessel, annual	50.00
5. Miniature boilers, semiannual, each inspection	35.00
j. Certificate of inspection, (conducted by an independent agency)	50.00
k. Processing by mechanical inspector	104.00
(6) Internal combustion engines:	
a. Up to 50 KVA	100.00
b. Each additional 5 KVA or fractional part thereof	20.00
(7) Pressure piping:	
a. First \$1,000.00	50.00
b. Each additional \$1,000 or fractional part thereof	25.00
(8) Cooling tower:	
a. Up to 10 tons	50.00
b. Each additional 10 tons or fractional part thereof	15.00
(9) Ventilation and ventilation systems:	
a. Up to \$1,000.00 in value	35.00
b. Each additional 10 tons or fractional part thereof	15.00
(10) Fireplace (each)	50.00
(11) Bath fans, vented:	
a. First	15.00
b. Each additional	10.00
(12) Vented kitchen hoods, residential	25.00
(13) Storage tanks for flammable liquids (gas), per tank	40.00
(14) Piping for flammable liquids:	
a. First \$1,000.00 in value	50.00
b. Each additional \$1,000.00 or fractional part thereof	25.00

(15) Chemical fire suppression system (each)	50.00
(16) Commercial hoods and fans (each)	75.00
(17) Exhaust fans/power vents (each)	35.00
(18) Unfired pressure vessels (each)	35.00
(19) Yearly smoke evacuation test	200.00

E> PORTABLE STORAGE UNITS

(1) Portable Storage Units (PSU)	100.00
PSU Renewal	100.00

F. PLANNING AND ZONING FEES

(1) Zoning and Planning Board Application Fees (Sec. 150-103)	1,000.00
(2) Petition for Zoning Change (Sec. 150-104) ...	<i>Actual Costs of Mailing and Publication – plus \$500 Administrative Expense</i>
(3) Applications for Variances (Sec. 150-112)	
Minimum Fee (Residential)...	100.00
Minimum Fee (Commercial)...	200.00
Building Projects under \$10,000...	150.00
Building Projects over \$10,000 in value (Residential) ...	250.00
Building Projects over \$10,000 in value (Commercial) ...	500.00
(4) Appeals from Denials of Variance Applications	
(Sec. 150-111) Residential	100.00
.... Commercial	200.00

G> SERVICES NOT SPECIFIED IN FEE SCHEDULE

The Building Department reserves the right to establish an appropriate fee for any service or item not otherwise provided for in this Schedule of Fees in accordance with the normal and customary charges and fees established by other jurisdictions for such services and items, but, however, subject to final determination by the City Building Official.